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Prepared By: Realty Title, 6397 Goodman Road, Suite 112, Olive Branch, MS 38654 (662)893-8077

X Return To: Realty Title, 6397 Goodman Road, Suite 112, Olive Branch, MS 38654 (662)893-8077

### **WARRANTY DEED**

Grantor(s): **William R. Clark and Sarah E. Clark**

Address: 198 Red Eagle Circle, Ridgeland, MS 39157

Phone: 601-941-7077 (Home) N/A (Work, if any)

Grantee(s): **Justin Lee McElroy and Tiffany Li McElroy**

Address: 4294 Genevieve Drive, Southaven, MS 38672

Phone: 901-598-3760 (Home) N/A (Work, if any)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, **William R. Clark and wife, Sarah E. Clark** do hereby sell, convey and warrant unto **Justin Lee McElroy and wife, Tiffany Li McElroy**, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to wit:

**LEGAL DESCRIPTION: Lot 739, Section J, Dickens Place PUD Subdivision, situated in Section 9, Township 2 South, Range 7 West, as shown on plat of record in Plat Book 93, Page 45 in the Chancery Clerk's Office of DeSoto County, Mississippi.**

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in Pearl River County, Mississippi, and further subject to all applicable building restrictions and the restrictive

covenants of record; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS my signature this July 16, 2012

Sarah E. Clark



STATE OF Mississippi  
COUNTY OF Washington

Personally appeared before me, the undersigned authority in and for the said county and state, on this 16 day of July, 2012, within my jurisdiction, the within named Sarah E. Clark, who acknowledged that he/she/they executed the above and foregoing instrument.

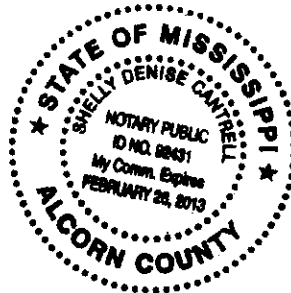
Thomas Jeremy Bond  
(Notary Public)

My commission expires:

11-03-14

WITNESS my signature this July 17, 2012.

William R. Clark



STATE OF MS  
COUNTY OF Alcorn

Personally appeared before me, the undersigned authority in and for the said county and state, on this 17 day of July, 2012, within my jurisdiction, the within named William R. Clark, who acknowledged that he/she/they executed the above and foregoing instrument.

Shelly Denise Carter  
(Notary Public)

My Commission Expires: 2/24/2013